



RIDGE FARM, MOSS LANE NORTHWICH, CW9 7TG

£1,000 PER MONTH

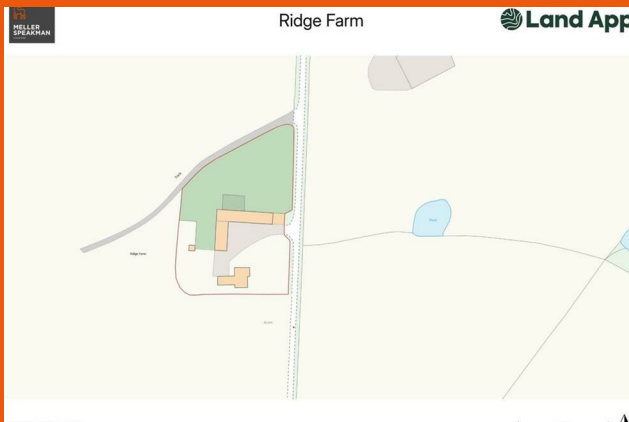
TO LET VIA INFORMAL TENDER, PLEASE NOTE THAT THIS IS NOT A STANDARD ASSURED PERIODIC TENANCY, IT IS A FULLY REPAIRING AND INSURING LEASE WHERE TENANTS ARE REQUIRED TO CARRY OUT THEIR OWN WORKS ON THE PROPERTY A large four bedroom detached farmhouse, featuring a range of traditional brick built outbuildings, nestling in approx 1.24 acre of gardens and paddock.



MELLER SPEAKMAN

RIDGE FARM, MOSS LANE

- To Let via 'Informal Tender' • The property is being offered on a Full Repairing and Insuring Lease for a period of 10 years • 4 Bedroom Farmhouse in a rural setting • Range of brick built outbuildings • Nestling in approximately 1.24 acres • Farmhouse extending to approximately 2169 sq ft • Only 5 miles from Northwich town centre, easy access to M6 and M56 • Guide Price 'Offers Over £1000 per month'



The Property

The property extends to a total area of approximately 1.24 ac (0.5 Ha), including a paddock that extends to approximately 0.60 ac (0.24 Ha) house and traditional outbuildings.

The house briefly consists on the ground floor of a door leading into a utility area, kitchen, pantry, sitting room with open fire and a further reception room with open fire. The first floor is accessed by 2 staircases; the back stair case leads to the family bathroom whilst the main staircase leads to large landing with 4 double bedrooms and a box room/study.

The property is let unfurnished and as seen.

Location

Lostock Green is a popular village with excellent communications with surrounding towns and cities. The market town of Northwich is just 5 miles away offering a full range of local amenities/services. The property also benefits from excellent links to the M6 and M56 motorways, affording easy access to Manchester Airport and the city centre.

Lease Details

The property is being offered on a Full Repair and Insuring Lease for a period of 10 years. The incoming tenant will be required to undertake

a programme of refurbishment works to the property as set out in the schedule of works. The work is to be carried out to a strict timetable which will be reviewed regularly by the Landlord and/or their agents. A copy of the schedule of works is available on request and at the viewings.

Viewings

Viewing is strictly by appointment only on the allocated viewing days which are;
Wednesday 2nd September 2026 – 1pm – 3pm
Friday 4th September 2026 – 10am – 12pm
Wednesday 9th September 2026 – 10am – 12pm

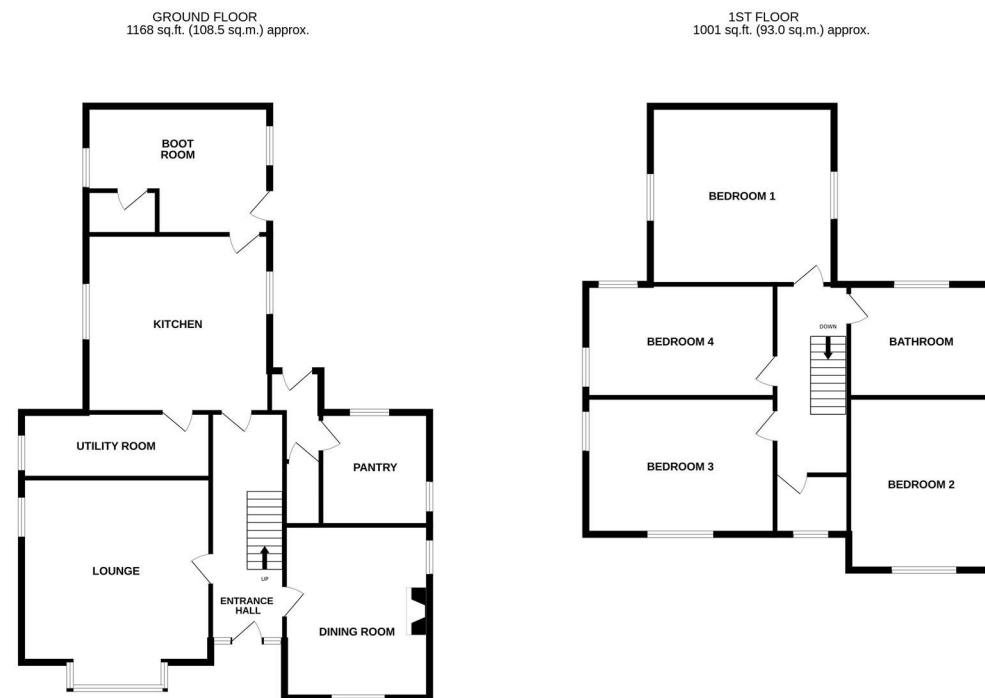
Informal Tender

The property is available to lease by Informal Tender. The tender document must be returned, in a sealed envelope, FAO; Sarah Carden c/o Meller Speakman, Park View Business Centre, Combermere, Shropshire SY13 4AL by no later than 12 noon on Monday 21st September 2026.

Services/Council Tax

Energy Efficiency Rating Band: TBC
Local Authority: Cheshire West and Chester
Council Tax Band: E
Oil Central Heating
Mains Electricity
Mains Water Supply
Deposit: TBA

RIDGE FARM, MOSS LANE



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating: Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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